

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, November 23, 2010 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Chairperson Mayor Bob Ryan presided.

Present: Mayor Ryan, John Van Der Male, Steve Hemsing, Ryan Sazama, Ald. Marilyn Montemayor and Jerry Jones

Excused: Don Cvetan

Staff present: Steve Sokolowski

Others present: David Albright, Kurt Davis, Scott Stangel and Derrek LeMahieu

Mayor Ryan opened the meeting and the Pledge of Allegiance was recited.

Approval of minutes of the November 9, 2010 meeting.

Ald. Montemayor moved, Jerry Jones seconded to approve the minutes of the November 9, 2010 meeting. The motion passed unanimously.

Conditional Use Permit and variance application by Quality State Oil to install a new LED message center monument sign with a 2 foot setback off of Taylor Drive at the Q-Mart service station/convenience store located at 1230 N. Taylor Drive.

Scott Stangel, representing the applicant, was present to discuss this matter with the Commission.

On October 12, 2010, the Plan Commission approved the Q-Mart sign with a variance permitting a 6 foot setback. After researching this matter further, Quality State Oil has determined that the property line is actually closer to the sign than what was originally thought. The sign is actually located 2 feet from the property line, not 6 feet. Therefore, Quality State is requesting a variance permitting a 2 foot setback in order to replace the existing sign with a new sign in the same exact location. Otherwise, the sign is the same location as previously approved.

Following due consideration, Steve Hemsing moved, Jerry Jones seconded to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits to install the sign.
2. Applicant shall install the sign no closer than two (2) feet to the property line (2-foot setback – edge of sign to property line).
3. Maximum permitted height of the sign is 8.6 feet (top of sign to grade).

4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
6. The monument sign shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

The following variances were granted:

- A two (2) foot setback where a minimum setback of 12 feet is required.
- Installation of a 8.6 foot high monument sign where a maximum 8 foot high monument sign is permitted.

The motion passed unanimously.

Site Plan Review application by Abacus Architects to construct a new storage facility on the north side of the football field at South Sheboygan High School located at 3128 S.12th Street.

David Albright, Kurt Davis and Derrek LeMahieu were present to discuss this matter with the Commission.

The proposed storage facility will be located on the north side of the football field (the west side of the South High property). The shed is proposed to be 1,800 square feet and will be used for storage of track and football equipment. The exterior of the shed will be white siding with scarlet red trim which matches the other storage buildings. The project was approved by the Architectural Review Board at their meeting of November 22, 2010 meeting.

Following due consideration, Ald. Montemayor moved, Jerry Jones seconded to approve with the following conditions:

1. Submittal/approval of a proposed storm drainage plan.
2. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. All areas used for parking or maneuvering of vehicles shall be paved.
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

6. Applicant is responsible for working with all private and public utilities in order to adequately service the storage building proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).

The motion passed unanimously.

Being no further business, the meeting adjourned at 4:10 P.M.

Carol Rudie
Recording Secretary